

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19	-19A	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Owner 1:	CARELLA VINCENZO A ETAL		
Owner 2:	CARELLA CATHERINE		
Owner 3:			
Street 1:	16 HOLTON STREET		
Street 2:			
Twn/City:	WINCHESTER		
St/Prov:	MA	Cntry:	
		Own Occ:	N
Postal:	01890	Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Crtry:	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1907, having primarily Asbestos Exterior and 1692 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	456,000	Spl Credit	Total:	456,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	348,600		456,000	804,600
Total Card	0.115	348,600		456,000	804,600
Total Parcel	0.115	348,600		456,000	804,600
Source: Market Adj Cost	Total Value per SQ unit /Card:			475.53	/Parcel: 475.53

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	349,000	0	5,000.	456,000	805,000	805,000	Year End Roll	12/18/2019
2019	104	FV	287,600	0	5,000.	484,500	772,100	772,100	Year End Roll	1/3/2019
2018	104	FV	287,600	0	5,000.	353,400	641,000	641,000	Year End Roll	12/20/2017
2017	104	FV	269,800	0	5,000.	307,800	577,600	577,600	Year End Roll	1/3/2017
2016	104	FV	269,800	0	5,000.	262,200	532,000	532,000	Year End	1/4/2016
2015	104	FV	226,300	0	5,000.	256,500	482,800	482,800	Year End Roll	12/11/2014
2014	104	FV	226,300	0	5,000.	210,900	437,200	437,200	Year End Roll	12/16/2013
2013	104	FV	235,000	0	5,000.	200,600	435,600	435,600		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

!335!

PRINT

Date	Time
12/10/20	16:09:03

LAST REV

Date	Time
09/11/17	10:41:35

ekelly

335

BUILDING PERMITS

[illegible]

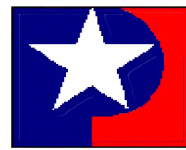
ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Meas/Inspect	294	PATRIOT
9/23/1999	Meas/Inspect	267	PATRIOT
8/26/1993		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	3365
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
5	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

